



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
(617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375

PLANNING BOARD MEETING MINUTES

Wednesday, July 16, 2014

MEMBERS PRESENT: Chairman William Geary, Glen Comiso, Richard Meade, Coleman Barry, Sean Callaghan (appointed by Mayor to fill James Fay position but not sworn in and therefore ineligible to vote)

MEMBERS ABSENT:

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Kristina Johnson, Planning, Transportation Director

Meeting held in the City Council Chamber Room, 1305 Hancock Street, Quincy MA.

Meeting called to order and attendance roll call taken at 7:00 PM by Chairman William Geary. Chairman Geary welcomes new member Sean Callaghan.

BUSINESS MEETING:

1. The Board members endorsed the following Planning Board Decisions (2):
 - a. 33 Grafton Street (All Saints Community Church), Site Plan Review, Planning Board Case No. 2014-07 which was approved on June 11, 2014
 - b. 14 Ash Street, Special Permit and Site Plan Review, Planning Board Case No. 2014-06 which was approved on June 11, 2014.
2. **South Shore YMCA, 79 Coddington Street & related parcels:** Chairman Geary made an announcement that the South Shore YMCA matter would not be discussed at this meeting. The applicants were not prepared to update the Board. He explained that the YMCA was preparing to demolish the existing building and recommended that they come in to update the Board in the fall after further work has been accomplished. **Member Richard Meade made a motion to postpone any action regarding the South Shore YMCA until a fall meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.**

VOTE TO ACCEPT June 11, 2014, PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the June 11, 2014, Planning Board meeting minutes as presented.

SECOND: Member Glen Comiso

VOTE: 4-0 MOTION CARRIES

7:00 PM Continued Public Hearing, 96 West Street, Site Plan Review, Planning Board Case No. 2014-06

The Chairman opened the public hearing at 7:15. This hearing had been continued from its original date of June 11, 2014 at the request of the applicant. The applicant's attorney Christopher Harrington gave the Board an overview of the project. The plan is to demolish an existing single family home and construct a new five (5) unit, 3 story residential condominium building of approximately 9,120 square feet. He told the Board that his client had obtained the necessary variances from the Zoning Board of Appeals for the following non-conformances:

- Floor Area Ratio
- Minimum Lot Area per Dwelling
- Side Setback
- Number of Dwelling Units

Greg Tansey from Ross Engineering, the applicants engineer gave his report on the proposed conditions of the site. He explained that the post-development site runoff will not exceed pre-development conditions due to the installation of a stormwater management system consisting of a precast concrete galley subsurface infiltration area. This system has been shown to be able to accommodate a 100 year storm event but they have also proposed a raingarden at the corner of the property along West and Sullivan Streets to catch any overflow that may occur. Mr. Tansey explained that they could not connect the proposed stormwater system to the city's system as there were no systems that could be connected to in the area. George Preble of Beals and Thomas, the City's review engineer gave his report indicating that all of his concerns had been addressed by revised plans from the applicant's engineer. He cautioned that the Board should make it a condition of approval that the applicant submit an Operation and Maintenance plan which spells out who is responsible for maintaining the system to keep it operational.

The Chairman asked if the audience had any comments. He was given a copy of a letter from City Council member Brian Palmucci to enter into the record. There were no comments from the audience.

Margaret Hoffman, Principal Planner read the recommendations provided by Nicholas Verenis, Director of Economic Development. Mr. Veranis recommended approval of the project with the following conditions:

- 1) The applicant shall be required to obtain the necessary variances from the Zoning Board of Appeals.
- 2) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 3) The applicant shall submit documentation indicating that construction activities at 96 West Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 4) The applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
- 5) Prior to any building permits being issued the applicant shall submit to the Planning Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and responsible parties

specified through a deed registration or similar mechanism as well as an annual maintenance plan.

- 6) The applicant shall submit to the Planning Board a copy of the recorded Condominium Association Agreement.
- 7) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.
- 8) The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Building Commissioner.

Member Coleman Barry made a motion to close the public hearing. The motion was seconded by Member Richard Meade and it was so voted unanimously. Member Richard Meade then made a motion to approve the site plan under Section 9.5.1.4 of the Quincy City Zoning Ordinance with the recommended conditions. Coleman Barry seconded the motion and it was so voted unanimously.

Continued Public Meeting, 10-18 Merrymount Street, Special Permit, Planning Board Case No. 2014-05

The Chairman continued the meeting to deliberate on the decision regarding the 10-18 Merrymount Road project. The public hearing had been closed on June 11, 2014. The applicant's attorney Edward Fleming asked to address the Board. He indicated that they had submitted all of the required documents to the Planning Staff and that the applicant had reached out to Verizon representatives in regards to obtaining permission to lease parking spaces from them for the tenants of 10-18 Merrymount. Verizon was not interested in leasing any spaces. They had obtained a lease from the owners of 1054 Hancock Street for four additional parking spaces. The Chairman asked the applicant to revise the architectural design of the outside elevator shaft. The Board would prefer to see the exterior be of brick. Councillor Margaret LaForest addressed the Board and she is satisfied with the project as revised. Kristina Johnson, Planning, Transportation Director recommended approval of the project with the following conditions:

- 1) The applicant is subject to the City of Quincy Inclusionary Zoning ordinance. The Planning Board finds that the applicant shall be responsible for adhering to the decision of the Quincy Affordable Housing Trust Committee for this project.
- 2) The applicant shall require the conveyance of not less than one parking space per dwelling unit within the common parking area to be conveyed to the first nineteen units sold, which shall be promulgated via the condominium documentation.
- 3) The applicant shall address landscaping comments raised by the peer review consultant and follow, to the greatest extent feasible, the landscaping and planting plan dated May 12, 2014 with a latest revision date of June 30, 2014.
- 4) The applicant shall provide handicap parking and associated signing in accordance with the Massachusetts Architectural Access Board (MAAB) and the State Building Code, shall provide a

safe means of access from the handicap parking to the building entrance by ensuring that slopes do not exceed 2% in any direction, per MAAB and the State Building Code.

- 5) The applicant shall perform a dye test to determine the roof runoff connection, and implement appropriate design revisions to connect the roof runoff to the recharge system.
- 6) The applicant shall perform water quality volume calculations to document the water quality volume required to be treated and to size the deep-sump catch basin and manhole for the volume of runoff requested.
- 7) The applicant shall perform a water flow test with the City's Water Department to determine whether a new water service is required from the 12" inch mains on Merrymount Road. Further, the applicant shall coordinate with the Department of Public Works to evaluate the potential for connection to the municipal stormwater system to accommodate an emergency overflow.
- 8) Applicant shall submit an operation and maintenance plan for the proposed drainage system. This document shall be recorded with the deed to the property to ensure that any future owners are aware of the drainage system and their responsibility for its maintenance.
- 9) The applicant shall submit to the Planning Board a copy of the recorded Condominium Association Agreement which shall contain reference to the approved Stormwater Operation and Maintenance Plan.
- 10) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 11) The applicant shall submit documentation that reconstruction activities at 10-18 Merrymount Road will not result in rodent issues for abutters. It is strongly encouraged that the applicant develop a rodent control contingency plan prior to the commencement of construction activities on site.
- 12) The applicant shall ensure that any renovation activities be conducted in accordance with applicable regulations with respect to lead-safe practices. Further, the applicant shall conduct a survey to ascertain the presence of environmental hazards that could be disturbed during renovation; and if present, the applicant shall take proper care in the removal and disposal of any potential hazardous materials.
- 13) Upon completion of the project, the applicant shall furnish along with the digital file as built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 14) The applicant shall address any other outstanding issues raised in the interdepartmental review of the proposed project.
- 15) Minor changes to the Final Development Plans may be allowed subject to the review by the Director of Transportation Planning and the approval of the Planning Director of Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board.
- 16) The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.

- All construction and deliveries shall be prohibited on Sunday unless same are approved by the Building Commissioner.

Member Richard Meade made a motion to approve the site plan under under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) and grant Special Permits under Title 17, Section 5.1.17 (parking) with the recommended conditions. Coleman Barry seconded the motion and it was so voted unanimously.

The Chairman told the audience that there would be no August meeting and the next Planning Board meeting would be scheduled for September 10, 2014 at 7:00 p.m.

Member Richard Meade made a motion to adjourn at 8:20 p.m. Member Glen Comiso seconded the motion and it was so voted unanimously.